
Minutes
WASHINGTON CITY PLANNING COMMISSION
January 15, 2014

Present: Commissioner Schofield, Commissioner Smith, Commissioner Shepherd, Commissioner Williams, Commissioner Papa, Commissioner Martinsen, Councilman Nisson, Drew Ellerman, Lester Dalton, Kathy Spring, Brandee Walker, Brent Thompson.

Invocation: Commissioner Martinsen

Pledge of Allegiance: Commissioner Papa

1. **APPROVAL OF AGENDA**

A. Approval of the agenda for January 15, 2014.

Commissioner Smith motioned to approve the agenda for January 15, 2014.

Commissioner Williams seconded the motion.

Motion passed unanimously.

2. **APPROVAL OF MINUTES**

A. Approval of the minutes from December 4, 2013.

Commissioner Papa motioned to approve the minutes from December 4, 2013.

Commissioner Williams seconded the motion.

Motion passed unanimously.

B. Approval of the minutes from December 18, 2013.

Commissioner Shepherd motioned to approve the minutes from December 18, 2013.

Commissioner Papa seconded the motion.

Motion passed unanimously.

C. Approval of the minutes from January 2, 2014.

Commissioner Williams motioned to approve the minutes from January 4, 2014.

Commissioner Papa seconded the motion.

Motion passed unanimously.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

None

4. **FINAL PLAT**

- A. Consideration and recommendation to City Council a Final Plat approval for The Meadows at Stucki Farms Phase 3 subdivision located at approximately 4600 South 1050 East. Applicant: Karl Larson, South Land Development LLC

Background

Drew Ellerman stated the applicant is requesting approval of a final plat for The Meadows at Stucki Farms, Phase 3 subdivision, located at approximately 4600 South 1050 East. This particular phase of the subdivision is proposing 24 lots on an area covering 7.826 acres. The specific location of this subdivision is zoned PCD (Planned Community Development). The Amended Preliminary Plat was approved back on March 13, 2013.

Staff has reviewed the requested proposal, and the proposed final plat, phase 3, conforms to the approved amended preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for The Meadows at Stucki Farms, Phase 3 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.
6. The required secondary access will be installed and improved to meet city standards as per the Subdivision Ordinance and the Fire Code prior to the recording of this final plat.

Mr. Ellerman stated they would need to address condition #6. Public Works and the Fire Marshall will have to approve the road base.

Commissioner Schofield asked for clarification of condition 6 and the language of the condition.

Mr. Ellerman stated he wasn't as concerned with this phase because it is a short distance and the road would be done in phase 4 but this is to cover if phase 4 doesn't come in for a while. This is just a precaution. An example of this need is in the Hobble Creek Subdivision he stated he wished he had required it for that subdivision.

Commissioner Papa asked if the verbiage is to cover the requirement for asphalt and if at this time they don't have to put in asphalt.

Mr. Ellerman stated he doesn't want them to put in asphalt then tear it up. The fire code requires hard surface. The language should read "the required secondary access will be installed and improved to all weather surface as approved by Public Works and Fire Marshall prior to recording."

Commissioner Papa asked if the Fire Marshall requires this.

Mr. Ellerman stated he does.

Brandee Walker stated this is okay. Phase 4 will be coming within a month.

Commissioner Smith motioned to recommend approval to City Council with adding condition 6 with the verbiage reading "the required secondary access will be installed and improved to all weather surface as approved by Public Works and Fire Marshall prior to recording."

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

- B. Consideration and recommendation to City Council a Final Plat approval for Bella Vista at Stone Mountain Phase 3 subdivision located at approximately 600 East 400 South. Applicant: Brent Thompson, DTB Development

Background

Drew Ellerman stated the applicant is requesting approval of a final plat for Bella Vista at Stone Mountain, Phase 3 subdivision, located at approximately 600 East 400 South. This particular phase of the subdivision is proposing 25 lots on an area covering 12.19 acres. The specific location of this subdivision is zoned R-1-8 (Single-Family Residential - 8,000 sq. ft. min.). The Preliminary Plat was approved back on March 10, 2004.

Staff has reviewed the requested proposal, and the proposed final plat, phase 3, conforms to the approved preliminary plat.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Final plat for the Bella Vista at Stone Mountain, Phase 3 subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the final plat conforms to the Washington City Zoning Ordinance and Subdivision Ordinance as outlined.
3. The proposed final plat conforms to the approved preliminary plat.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. Where applicable, in the General Notes where the terms "Home Owners Association", or "Property Owners", shall be changed to read as "Property Owners and/or Home Owners Association".
5. That a post maintenance agreement be recorded prior to the recording of the final plat.
6. The required secondary access will be installed and improved to meet city standards as per the Subdivision Ordinance and the Fire Code prior to the recording of this final plat.

Mr. Ellerman stated on condition 6 the language needs to read "the required secondary access will be installed and improved to all weather surface as approved by Public Works and Fire Marshall prior to recording." The Fire Marshall has been to the project and is okay with the road not being asphalted at this time but when phase 4 comes in it will be required to be improved.

Commissioner Schofield stated he walked the road and doesn't see a need to do asphalt at this time. It was graded. He asked about the gate at the secondary access and on the preliminary plat the section has a no disturb area.

Mr. Ellerman stated on the original preliminary plat it was stated it would be a no disturb area but as he was on the project today it has been graded. This plat shows no build. There is a fault line and that is why the no built. The hashed area on the plat is the no build but on the original plat it was no disturb.

Commissioner Schofield asked for clarification of the lots and where the no build is located.

Mr. Ellerman indicated on the plat the no build area. On lot 69, 72 and 73 the setbacks are 10 feet from the no build area. On no disturb the setbacks are 20 feet. On the plat there are two-square footages to indicate the lot size. The small square footage is the only buildable space.

Commissioner Schofield asked if on example lot 68 they would not be able to build on the no build area.

Mr. Ellerman stated they could use the no build as a part of the setbacks.

Commissioner Shepherd asked if a fence could go on a no build.

Mr. Ellerman stated no. There is a slope on the property line. He would rather the property line be at the top of the slope because of the drainage.

Brandee Walker stated they talked about this in staff developers this morning. It was not meant to be a no disturb it was meant to be a no build area because AGAC found there was a fault. This should be verified with AGAC to see if this was their recommendation years ago. Public Works has approved the construction drawings.

Mr. Ellerman stated this was done back in 2004 and why he doesn't know, but he wants to make sure it is worked out, especially with slopes to prevent problems at the building permit level.

Commissioner Schofield stated this happened between Shadow Bluff and Northbridge they had rock walls and the property owners had to put their block walls 5 feet from the rock wall to avoid erosion and not plant anything between the wall and the rock. The drainage has to drain to the street.

Commissioner Smith stated technically it already drains because of the slope. This can be corrected with the geotech, there may be some construction to make it work.

Mr. Ellerman stated if there wasn't a fault line they wouldn't need to have this discussion.

Brent Thompson stated this is the first time he has heard of this that the middle area is a no disturb area. He stated when they purchased the property in September 2010 from Zions Bank the property had already been disturbed. In regards to the slope it is a 3 to 1 slope. It is better than building a rock walls but he will leave that up to others to decide. As far as the setbacks. They are requesting the setbacks per note 4 on the plat to allow for a larger type home. He stated two years ago when phase 2 came in requesting the secondary access at building permit level with the 50th building permit they would be required to do the improved road. He stated the language on the recorded plat was worked on by Drew and the Fire Marshall. The road has been graded this week and surfaced with recycled asphalt compacted and rolled.

Commissioner Shepherd asked what is the goal for the road.

Mr. Thompson stated this is to handle the Parade of Homes for 2014, they would like to go into contract with the lots in phase 3 and hopefully it will record soon.

Commissioner Schofield stated it was requested just to cover emergency access not necessarily by the residents.

Mr. Thompson stated phase 4 is elevated. As far as the gate it isn't locked up. It is a farm gate with chains wrapped around it.. He stated he has contacted the Fire Marshall and Public Works and it was suggested that the road be signed as an emergency road fire access only until phase 4.

Commissioner Schofield asked at what time would phase 4 come in and when would the road be done.

Mr. Thompson stated when phase 4 comes in the improvements will have to be done. He stated the city will inherit the road and if they do the road now and it isn't used properly it will decay.

Commissioner Schofield said his concern is with lots 61 thru 64, 65 thru 68 and 71 and 72 in regards to the drainage and the slopes, and lots 56 and 80.

Mr. Thompson stated 63 to 73 has a gradual slope.

Commissioner Schofield stated he is concerned with 56 to 71 and the affect on the homeowners and issues with drainage.

Mr. Thompson stated 80 and 56 has no slope.

Ms. Walker stated 68 and 61 are the biggest issue. They want clarification from AGAC to address the slope and the drainage. Drew wants to address the issue now so when property owners come in for a building permit. She stated she would have AGAC work on this tomorrow to get a written statement for the file and would get that to Drew. She stated they could place a swell out on the slope.

Commissioner Schofield stated he would like to have a condition added to move this forward.

Commissioner Smith asked if there is a maximum of 10- foot difference in grade.

Ms. Walker stated only lots 61 and 68.

Mr. Ellerman stated he wants the language done before recording. The commissioners can add a condition so this can move to City Council.

Mr. Thompson stated he would agree to what the city wants them to do.

Commissioner Shepherd motioned to recommend approval to City Council with condition 6 language changed to read "the required secondary access will be installed and improved to all weather surface as approved by Public Works and Fire Marshall prior to recording." And add condition 7: Due to the slopes between lots 61-64 down unto lots 65-68 the applicant will provide a design to mitigate Potential drainage issues to staff approval before recording of the final plat.

Commissioner Papa seconded the motion.

Motion passed unanimously.

5. DISCUSSION ITEMS

A. Discussion of General Information.

No discussion.


Commissioner Smith motioned to adjourn the Planning Commissioner meeting.

Commissioner Shepherd seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:41 PM

Washington City

Signed by: 
Rick Schofield, Chairman

Attested to: 
Kathy Spring, Zoning Technician